HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: November 2015

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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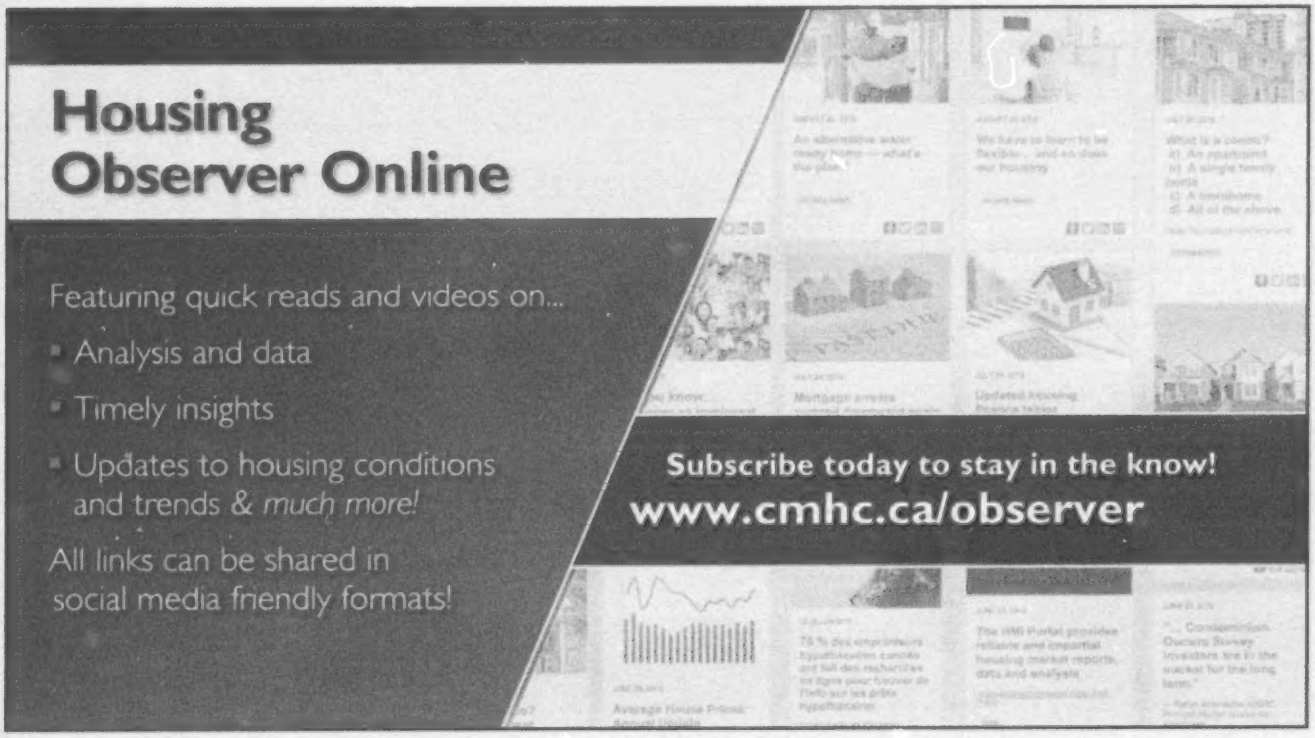
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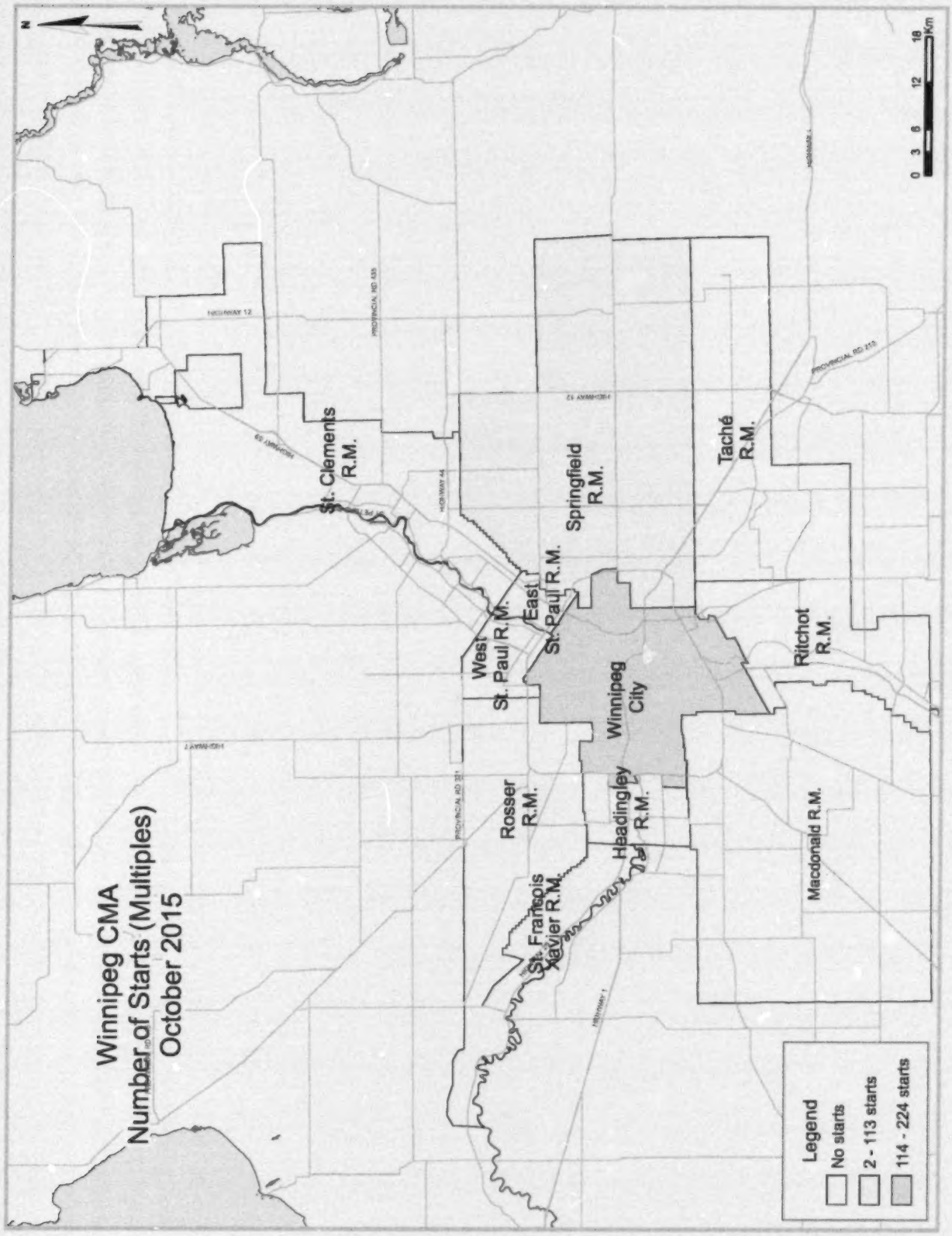
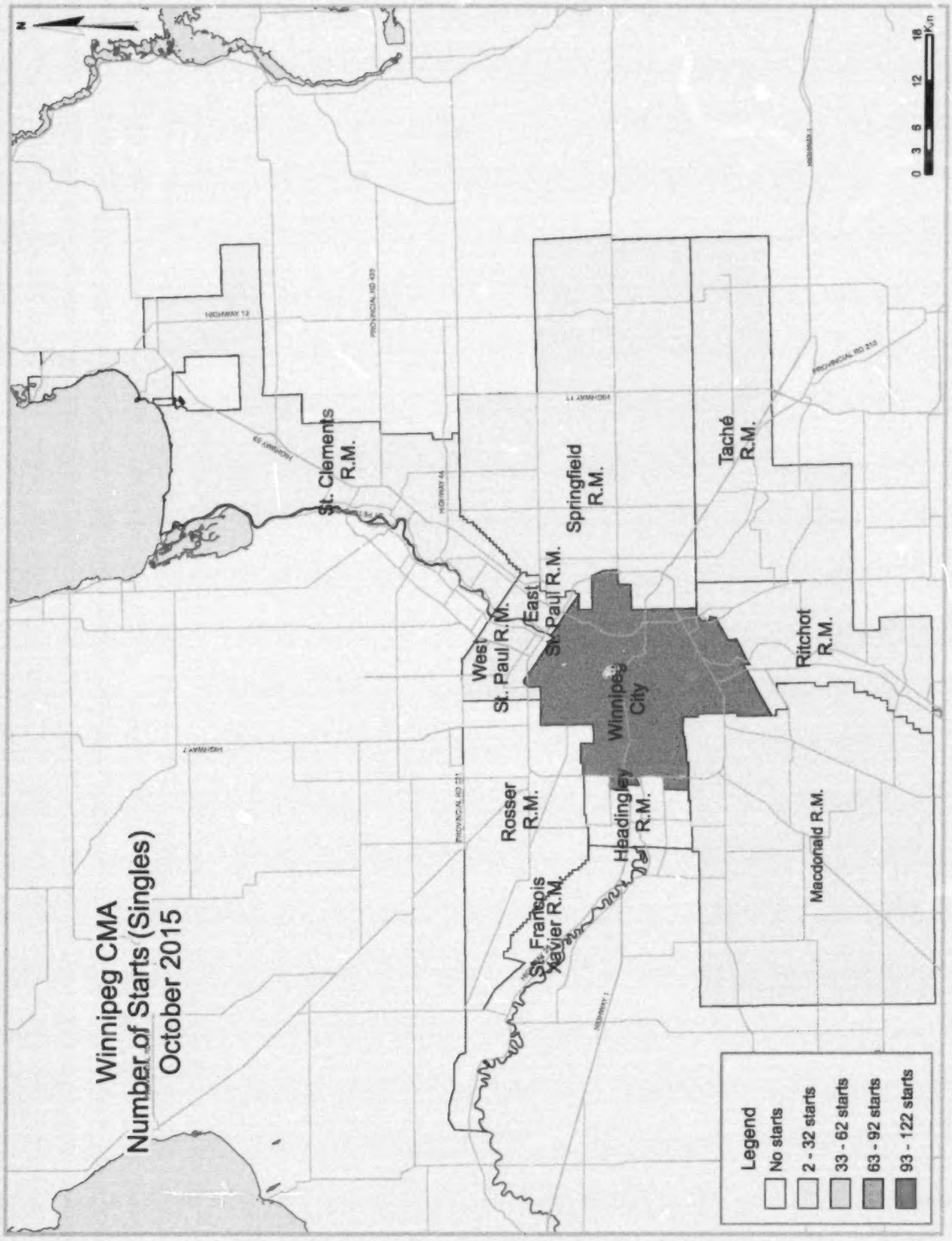
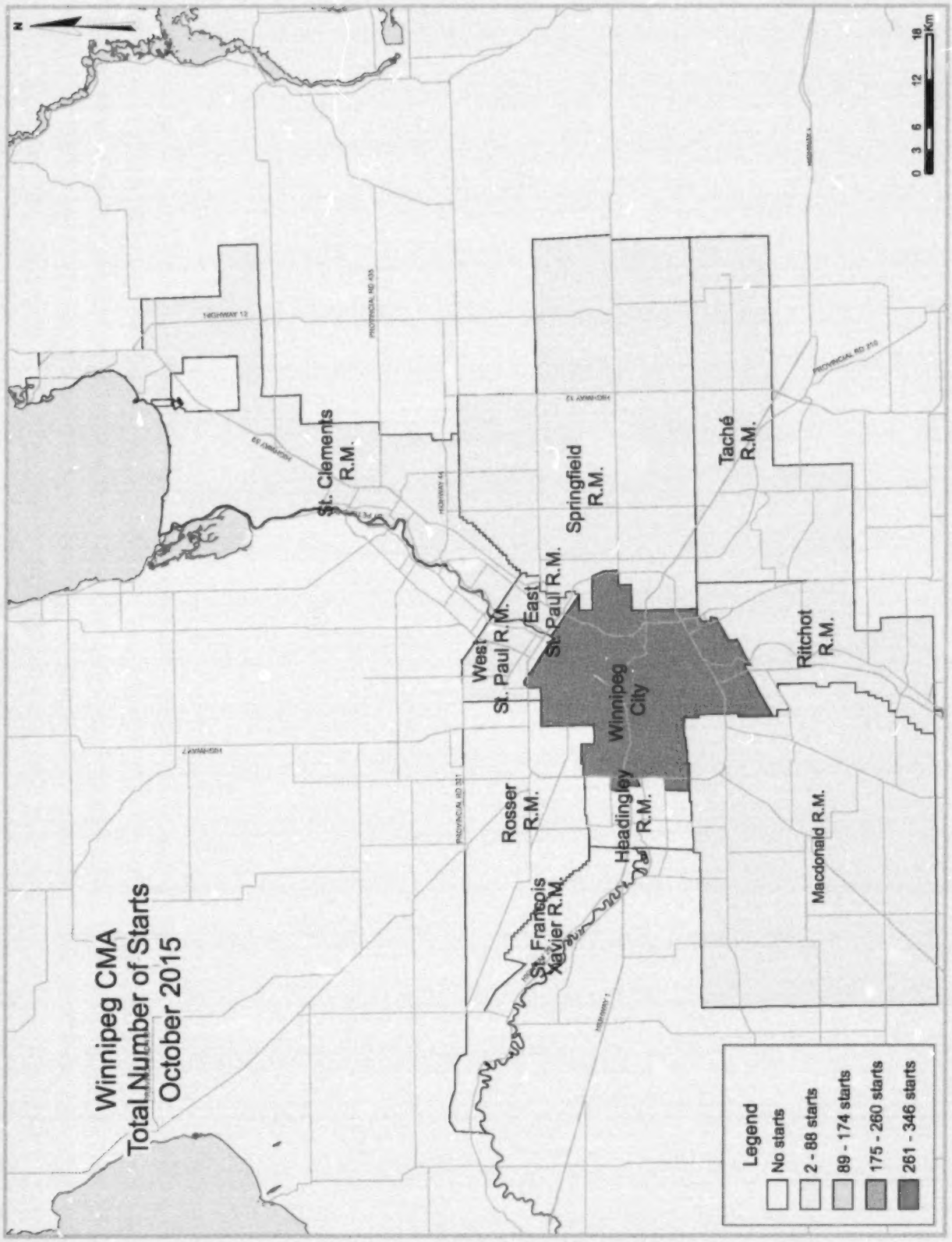
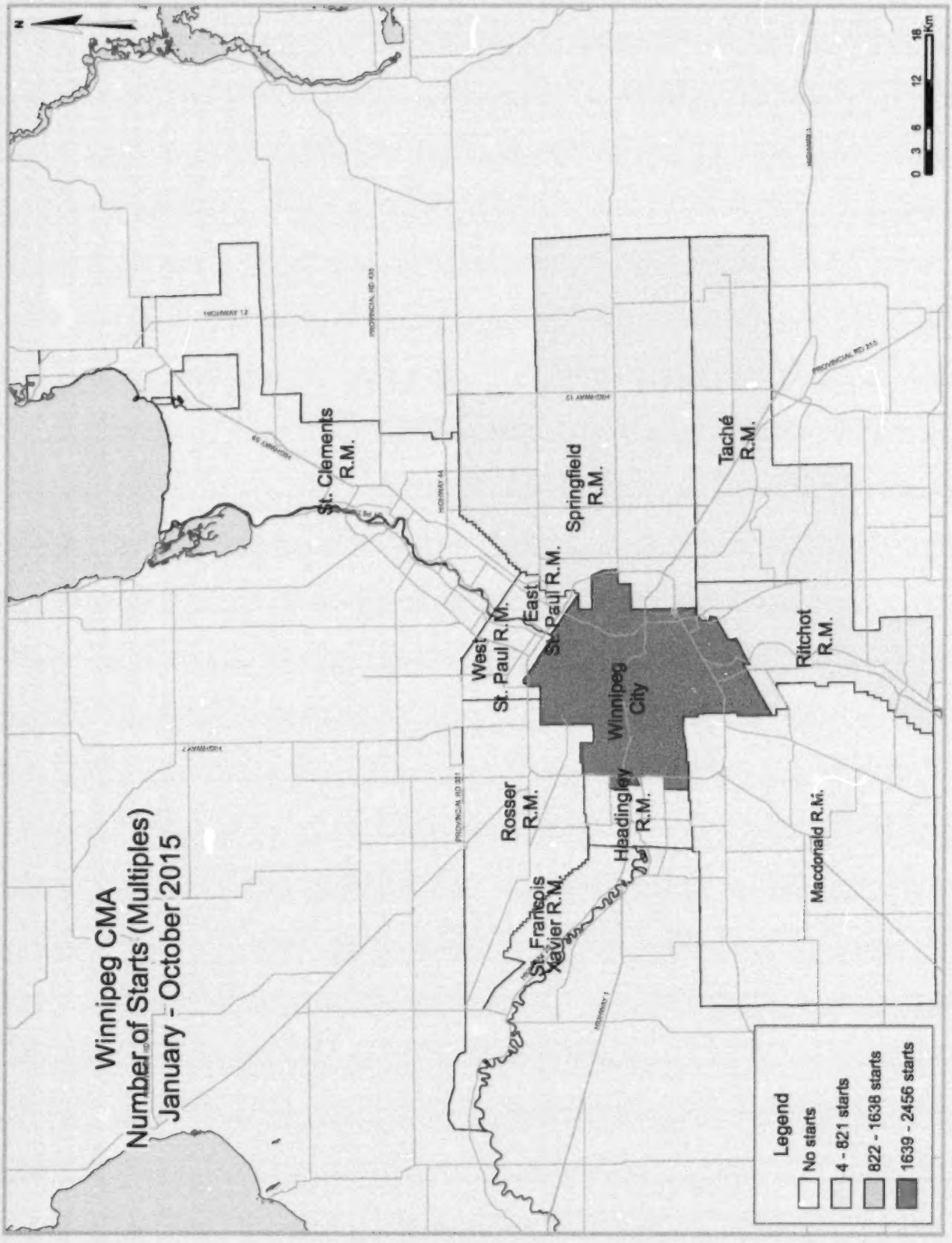
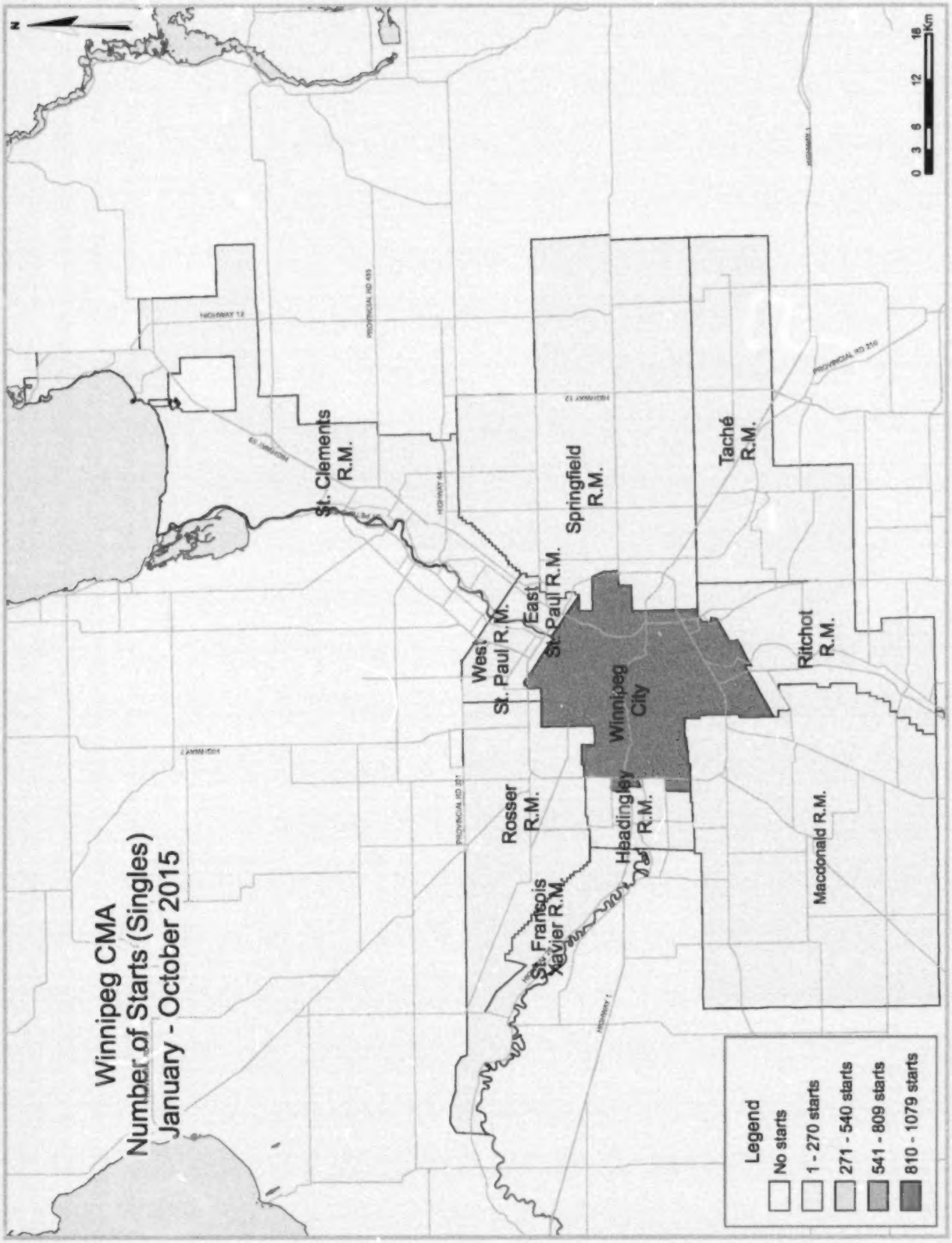
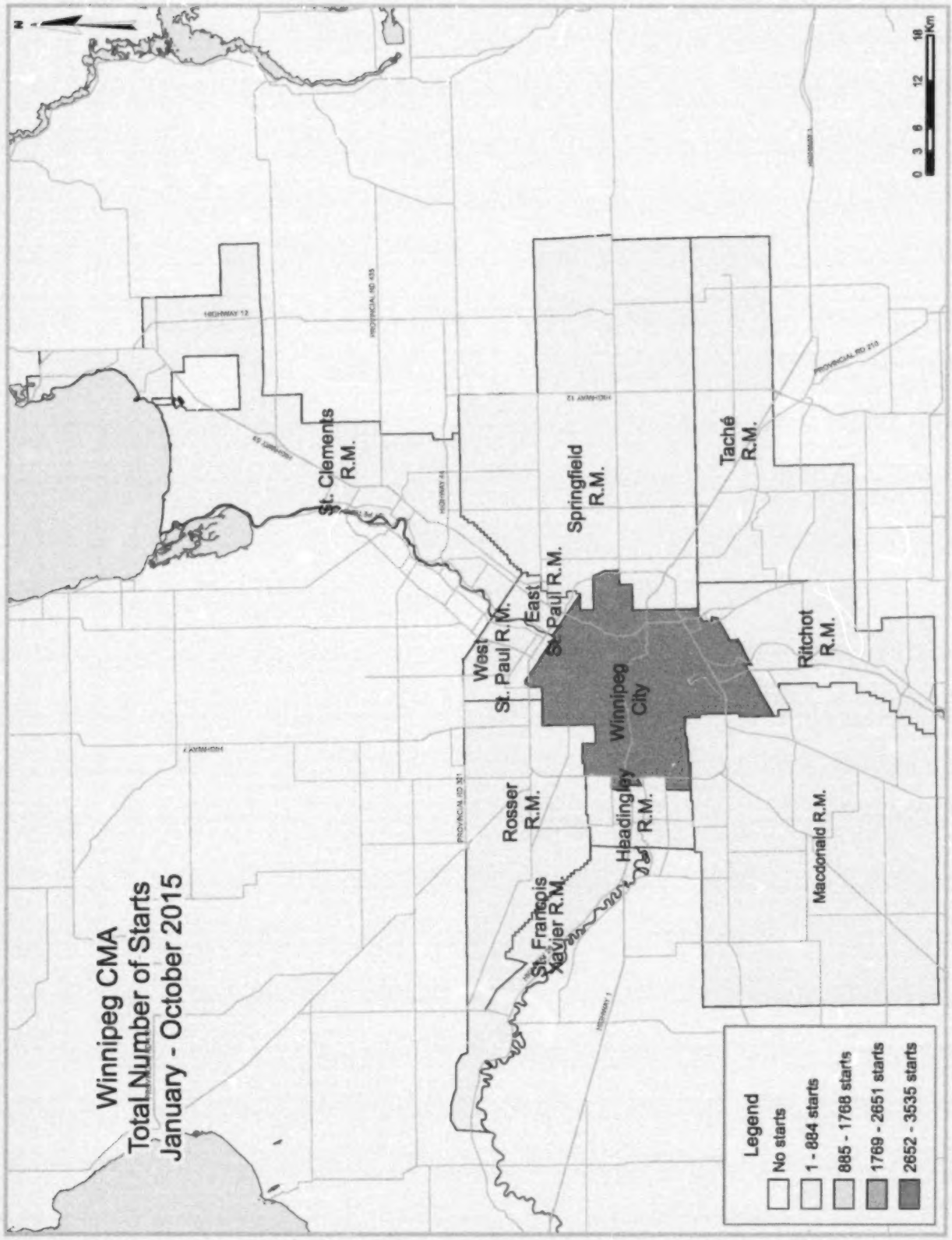

Winnipeg CMA
Number of Starts (Multiples)
October 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
Legend
No starts
2 - 113 starts
114 - 224 starts
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
October 2015
N
0 3 8 12 16 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 1
PROVINCIAL RD 439
PROVINCIAL RD 213
PROVINCIAL RD 221
Legend
No starts
2 - 32 starts
33 - 62 starts
63 - 92 starts
93 - 122 starts


Winnipeg CMA
Total Number of Starts
October 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 88 starts
89 - 174 starts
175 - 260 starts
261 - 346 starts


Winnipeg CMA
Number of Starts (Multiples)
January - October 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 821 starts
822 - 1638 starts
1639 - 2456 starts
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
January - October 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 270 starts
271 - 540 starts
541 - 809 starts
810 - 1079 starts


Winnipeg CMA
Total Number of Starts
January - October 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 884 starts
885 - 1768 starts
1769 - 2651 starts
2652 - 3535 starts
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2015		
Winnipeg CMA[1]	September2015	October 2015
Trend[2]	5,159	4,783
SAAR	7,567	4,544
	October 2014	October 2015
Actual		
October - Single-Detached	158	151
October - Multiples	252	226
October - Total	410	377
January to October - Single-Detached	1,592	1,386
January to October - Multiples	2,213	2,474
January to October - Total	3,805	3,860

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2015	151	44	0	0	8	36	0	138	377
October 2014	157	4	0	0	15	97	6	131	410
% Change	-3.8	**	n/a	n/a	-46.7	-62.9	-100.0	5.3	-8.0
Year-to-date 2015	1,386	194	4	0	216	522	134	1,404	3,860
Year-to-date 2014	1,587	94	7	4	331	1,135	45	602	3,805
% Change	-12.7	106.4	-42.9	-100.0	-34.7	-54.0	197.8	133.2	1.4
UNDER CONSTRUCTION									
October 2015	1,033	160	8	0	363	1,468	82	1,853	4,967
October 2014	1,262	94	7	3	351	1,852	30	1,080	4,679
% Change	-18.1	70.2	14.3	-100.0	3.4	-20.7	173.3	71.6	6.2
COMPLETIONS									
October 2015	169	18	0	0	10	100	16	77	390
October 2014	162	2	0	0	116	42	15	2	339
% Change	4.3	**	n/a	n/a	-91.4	138.1	6.7	**	15.0
Year-to-date 2015	1,601	120	7	4	169	731	85	592	3,309
Year-to-date 2014	1,469	60	0	8	342	581	53	406	2,919
% Change	9.0	100.0	n/a	-50.0	-50.6	25.8	60.4	45.8	13.4
COMPLETED & NOT ABSORBED									
October 2015	230	34	3	2	66	267	n/a	n/a	602
October 2014	215	13	0	2	58	211	n/a	n/a	499
% Change	7.0	161.5	n/a	0.0	13.8	26.5	n/a	n/a	20.6
ABSORBED									
October 2015	165	13	3	0	6	71	n/a	n/a	258
October 2014	146	3	0	0	113	22	n/a	n/a	284
% Change	13.0	**	n/a	n/a	-94.7	**	n/a	n/a	-9.2
Year-to-date 2015	1,606	87	4	4	180	591	n/a	n/a	2,472
Year-to-date 2014	1,542	47	0	7	341	480	n/a	n/a	2,417
% Change	4.2	85.1	n/a	-42.9	-47.2	23.1	n/a	n/a	2.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
October 2015	122	42	0	0	8	36	0	138	346
October 2014	98	2	0	0	15	83	4	131	333
East St. Paul R.M.									
October 2015	3	0	0	0	0	0	0	0	3
October 2014	8	0	0	0	0	0	0	0	8
Headingley R.M.									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	3	0	0	0	0	14	0	0	17
Rosser R.M.									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2015	6	0	0	0	0	0	0	0	6
October 2014	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	7	0	0	0	0	0	0	0	7
Springfield R.M.									
October 2015	10	2	0	0	0	0	0	0	12
October 2014	14	2	0	0	0	0	2	0	18
Tache R.M.									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	14	0	0	0	0	0	0	0	14
West St. Paul R.M.									
October 2015	4	0	0	0	0	0	0	0	4
October 2014	4	0	0	0	0	0	0	0	4
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2015	151	44	0	0	8	36	0	138	377
October 2014	157	4	0	0	15	97	6	131	410

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
October 2015	758	152	4	0	363	1,468	74	1,853	4,672
October 2014	912	76	0	3	331	1,792	11	1,080	4,205
East St. Paul R.M.									
October 2015	39	0	0	0	0	0	0	0	39
October 2014	47	0	0	0	0	0	0	0	47
Headingley R.M.									
October 2015	12	0	0	0	0	0	0	0	12
October 2014	17	0	0	0	0	0	0	0	17
MacDonald R.M.									
October 2015	25	0	0	0	0	0	0	0	25
October 2014	32	0	0	0	4	0	0	0	36
Ritchot R.M.									
October 2015	19	2	0	0	0	0	6	0	27
October 2014	38	2	0	0	16	30	17	0	103
Rosser R.M.									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
October 2015	49	0	0	0	0	0	0	0	49
October 2014	41	0	0	0	0	0	0	0	41
St. Francois Xavier R.M.									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	9	0	0	0	0	0	0	0	9
Springfield R.M.									
October 2015	51	6	0	0	0	0	2	0	59
October 2014	66	16	3	0	0	0	2	0	87
Tache R.M.									
October 2015	24	0	4	0	0	0	0	0	28
October 2014	52	0	4	0	0	30	0	0	86
West St. Paul R.M.									
October 2015	54	0	0	0	0	0	0	0	54
October 2014	47	0	0	0	0	0	0	0	47
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2015	1,033	160	8	0	363	1,468	82	1,853	4,967
October 2014	1,262	94	7	3	351	1,852	30	1,080	4,679

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
October 2015	136	18	0	0	10	70	16	77	327
October 2014	132	0	0	0	97	42	9	2	282
East St. Paul R.M.									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	8	0	0	0	0	0	0	0	8
Headingley R.M.									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	5	0	0	0	0	0	0	0	5
Macdonald R.M.									
October 2015	3	0	0	0	0	0	0	0	3
October 2014	0	0	0	0	3	0	0	0	3
Ritchot R.M.									
October 2015	8	0	0	0	0	30	0	0	38
October 2014	4	2	0	0	16	0	6	0	28
Rosser R.M.									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2015	6	0	0	0	0	0	0	0	6
October 2014	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2015	6	0	0	0	0	0	0	0	6
October 2014	4	0	0	0	0	0	0	0	4
Tache R.M.									
October 2015	3	0	0	0	0	0	0	0	3
October 2014	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
October 2015	5	0	0	0	0	0	0	0	5
October 2014	2	0	0	0	0	0	0	0	2
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2015	169	18	0	0	10	100	16	77	390
October 2014	162	2	0	0	116	42	15	2	339

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
October 2015	175	28	0	2	64	216	n/a	n/a	485
October 2014	168	6	0	2	40	175	n/a	n/a	391
East St. Paul R.M.									
October 2015	4	0	0	0	0	0	n/a	n/a	4
October 2014	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
October 2015	2	0	0	0	0	0	n/a	n/a	2
October 2014	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
October 2015	18	0	0	0	0	0	n/a	n/a	18
October 2014	17	0	0	0	2	0	n/a	n/a	19
Ritchot R.M.									
October 2015	12	1	0	0	2	35	n/a	n/a	50
October 2014	3	3	0	0	16	8	n/a	n/a	30
Rosser R.M.									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2015	3	0	0	0	0	0	n/a	n/a	3
October 2014	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
October 2015	1	0	0	0	0	0	n/a	n/a	1
October 2014	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
October 2015	8	5	3	0	0	0	n/a	n/a	16
October 2014	11	4	0	0	0	0	n/a	n/a	15
Tache R.M.									
October 2015	5	0	0	0	0	16	n/a	n/a	21
October 2014	2	0	0	0	0	28	n/a	n/a	30
West St. Paul R.M.									
October 2015	2	0	0	0	0	0	n/a	n/a	2
October 2014	4	0	0	0	0	0	n/a	n/a	4
First Nations									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2015	230	34	3	2	66	267	n/a	n/a	602
October 2014	215	13	0	2	58	211	n/a	n/a	499

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
October 2015	134	11	0	0	4	52	n/a	n/a	201
October 2014	117	0	0	0	111	18	n/a	n/a	246
East St. Paul R.M.									
October 2015	1	0	0	0	0	0	n/a	n/a	1
October 2014	6	0	0	0	0	0	n/a	n/a	6
Headingley R.M.									
October 2015	1	0	0	0	0	0	n/a	n/a	1
October 2014	4	0	0	0	0	0	n/a	n/a	4
MacDonald R.M.									
October 2015	5	0	0	0	2	0	n/a	n/a	7
October 2014	1	0	0	0	2	0	n/a	n/a	3
Ritchot R.M.									
October 2015	5	1	0	0	0	7	n/a	n/a	13
October 2014	5	2	0	0	0	4	n/a	n/a	11
Rosser R.M.									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2015	4	0	0	0	0	0	n/a	n/a	4
October 2014	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
October 2015	7	1	0	0	0	0	n/a	n/a	8
October 2014	4	1	0	0	0	0	n/a	n/a	5
Taché R.M.									
October 2015	3	0	3	0	0	12	n/a	n/a	18
October 2014	2	0	0	0	0	0	n/a	n/a	2
West St. Paul R.M.									
October 2015	5	0	0	0	0	0	n/a	n/a	5
October 2014	2	0	0	0	0	0	n/a	n/a	2
First Nations									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2015	165	13	3	0	6	71	n/a	n/a	258
October 2014	146	3	0	0	113	22	n/a	n/a	284

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2005 - 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Winnipeg City	122	99	42	2	8	18	174	214	346	333	3.9
East St. Paul R.M.	3	8	0	0	0	0	0	0	3	8	-62.5
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Ritchot R.M.	2	3	0	0	0	0	0	14	2	17	-88.2
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	5	0	0	0	0	0	0	6	5	20.0
St. Francois Xavier R.M.	0	7	0	0	0	0	0	0	0	7	-100.0
Springfield R.M.	10	14	2	4	0	0	0	0	12	18	-33.3
Tache R.M.	2	14	0	0	0	0	0	0	2	14	-85.7
West St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	151	158	44	6	8	18	174	228	377	410	-8.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	1,079	1,185	206	78	324	321	1,926	1,665	3,535	3,249	8.8
East St. Paul R.M.	33	45	0	0	0	0	0	0	33	45	-26.7
Headingley R.M.	10	17	0	0	0	0	0	0	10	17	-41.2
MacDonald R.M.	45	42	0	0	0	7	0	0	45	49	-8.2
Ritchot R.M.	30	44	4	6	0	35	0	42	34	127	-73.2
Rosser R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Clements R.M.	54	70	0	0	0	0	0	0	54	70	-22.9
St. Francois Xavier R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Springfield R.M.	67	80	10	22	0	3	0	0	77	105	-26.7
Tache R.M.	28	56	0	0	4	4	0	30	32	90	-64.4
West St. Paul R.M.	38	43	0	0	0	0	0	0	38	43	-11.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,386	1,592	220	106	328	370	1,926	1,737	3,860	3,805	1.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Winnipeg City	8	15	0	3	36	83	138	131
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	8	15	0	3	36	97	138	131

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	192	314	132	7	522	1,063	1,404	602
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	0	0	0	35	0	42	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	196	328	132	42	522	1,135	1,404	602

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Winnipeg City	164	100	44	98	138	135	346	333
East St. Paul R.M.	3	8	0	0	0	0	3	8
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	2	2	0	0	0	0	2	2
Ritchot R.M.	2	3	0	14	0	0	2	17
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	5	0	0	0	0	6	5
St. Francois Xavier R.M.	0	7	0	0	0	0	0	7
Springfield R.M.	12	16	0	0	0	2	12	18
Tache R.M.	2	14	0	0	0	0	2	14
West St. Paul R.M.	4	4	0	0	0	0	4	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	195	161	44	112	138	137	377	410

Table 2.5: Starts by Submarket and by Intended Market January - October 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	1,261	1,249	738	1,390	1,536	610	3,535	3,249
East St. Paul R.M.	33	45	0	0	0	0	33	45
Headingley R.M.	10	17	0	0	0	0	10	17
MacDonald R.M.	45	42	0	7	0	0	45	49
Ritchot R.M.	34	49	0	43	0	35	34	127
Rosser R.M.	1	1	0	0	0	0	1	1
St. Clements R.M.	54	70	0	0	0	0	54	70
St. Francois Xavier R.M.	1	9	0	0	0	0	1	9
Springfield R.M.	75	103	0	0	2	2	77	105
Tache R.M.	32	60	0	30	0	0	32	90
West St. Paul R.M.	38	43	0	0	0	0	38	43
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,584	1,688	738	1,470	1,538	647	3,860	3,805

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Winnipeg City	136	132	18	0	26	106	147	44	327	282	16.0
East St. Paul R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
Headingley R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
MacDonald R.M.	3	0	0	0	0	3	0	0	3	3	0.0
Ritchot R.M.	8	4	0	2	0	22	30	0	38	28	35.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	5	0	0	0	0	0	0	6	5	20.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Tache R.M.	3	2	0	0	0	0	0	0	3	2	50.0
West St. Paul R.M.	5	2	0	0	0	0	0	0	5	2	150.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	169	162	18	2	26	131	177	44	390	339	15.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	1,210	1,115	102	46	241	332	1,249	870	2,802	2,363	18.6
East St. Paul R.M.	37	48	0	0	0	0	0	0	37	48	-22.9
Headingley R.M.	19	36	0	0	0	0	0	0	19	36	-47.2
MacDonald R.M.	57	37	0	0	4	10	0	0	61	47	29.8
Ritchot R.M.	43	24	4	10	0	49	44	96	91	179	-49.2
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	56	66	0	0	0	0	0	0	56	66	-15.2
St. Francois Xavier R.M.	9	8	0	0	0	0	0	0	9	8	12.5
Springfield R.M.	83	78	22	8	3	0	0	0	108	86	25.6
Tache R.M.	52	43	0	0	4	0	30	21	86	64	34.4
West St. Paul R.M.	38	20	0	0	0	0	0	0	38	20	90.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,606	1,477	128	64	252	391	1,323	987	3,309	2,919	13.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Winnipeg City	10	97	16	9	70	42	77	2
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	3	0	0	0	0	0	0
Ritchot R.M.	0	16	0	6	30	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	10	116	16	15	100	42	77	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	163	305	78	27	657	464	592	406
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	4	10	0	0	0	0	0	0
Ritchot R.M.	0	25	0	24	44	96	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	30	21	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	174	340	78	51	731	581	592	406

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Winnipeg City	154	132	80	139	93	11	327	282
East St. Paul R.M.	1	8	0	0	0	0	1	8
Headingley R.M.	1	5	0	0	0	0	1	5
MacDonald R.M.	3	0	0	3	0	0	3	3
Ritchot R.M.	8	6	30	16	0	6	38	28
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	5	0	0	0	0	6	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	4	0	0	0	0	6	4
Tache R.M.	3	2	0	0	0	0	3	2
West St. Paul R.M.	5	2	0	0	0	0	5	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	187	164	110	158	93	17	390	339

Table 3.5: Completions by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	1,301	1,153	826	775	675	435	2,802	2,363
East St. Paul R.M.	37	48	0	0	0	0	37	48
Headingley R.M.	19	36	0	0	0	0	19	36
MacDonald R.M.	57	37	4	10	0	0	61	47
Ritchot R.M.	47	30	44	125	0	24	91	179
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	56	66	0	0	0	0	56	66
St. Francois Xavier R.M.	9	8	0	0	0	0	9	8
Springfield R.M.	106	86	0	0	2	0	108	86
Tache R.M.	56	43	30	21	0	0	86	64
West St. Paul R.M.	38	20	0	0	0	0	38	20
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,728	1,529	904	931	677	459	3,309	2,919

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
October 2015	34	26.6	31	24.2	29	22.7	8	6.3	26	20.3	128	400,000	441,617
October 2014	18	15.5	24	20.7	31	26.7	25	21.6	18	15.5	116	425,000	428,004
Year-to-date 2015	255	21.4	290	24.4	217	18.3	181	15.2	246	20.7	1,189	400,000	438,604
Year-to-date 2014	196	16.8	205	17.6	297	25.5	316	27.1	150	12.9	1,164	430,000	430,986
East St. Paul R.M.													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	655,001
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	-	671,837
Headingley R.M.													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	532,071
Year-to-date 2015	0	0.0	2	13.3	0	0.0	2	13.3	11	73.3	15	-	609,975
Year-to-date 2014	0	0.0	0	0.0	2	5.7	12	34.3	21	60.0	35	-	557,959
MacDonald R.M.													
October 2015	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	-	419,628
October 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2015	14	26.9	0	0.0	5	9.6	22	42.3	11	21.2	52	-	439,664
Year-to-date 2014	4	12.5	0	0.0	3	9.4	19	59.4	6	18.8	32	-	473,061
Ritchot R.M.													
October 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
October 2014	3	60.0	0	0.0	0	0.0	0	0.0	2	40.0	5	-	382,140
Year-to-date 2015	14	53.8	10	38.5	1	3.8	0	0.0	1	3.8	26	-	330,713
Year-to-date 2014	11	42.3	8	30.8	0	0.0	1	3.8	6	23.1	26	-	387,787
Rosser R.M.													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2015	6	37.5	2	12.5	3	18.8	1	6.3	4	25.0	16	-	-
Year-to-date 2014	30	78.9	3	7.9	0	0.0	2	5.3	3	7.9	38	-	234,363
St. Francois Xavier R.M.													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-
Year-to-date 2014	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	-	446,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
October 2015	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	-	423,125
October 2014	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	501,225
Year-to-date 2015	16	32.0	9	18.0	11	22.0	6	12.0	8	16.0	50	-	410,924
Year-to-date 2014	4	6.7	21	35.0	14	23.3	17	28.3	4	6.7	60	392,500	408,910
Tache R.M.													
October 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
October 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	8	50.0	4	25.0	1	6.3	0	0.0	3	18.8	16	-	344,975
Year-to-date 2014	13	43.3	5	16.7	9	30.0	2	6.7	1	3.3	30	-	374,725
West St. Paul R.M.													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	-	662,500
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
First Nations													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
October 2015	37	25.9	36	25.2	32	22.4	11	7.7	27	18.9	143	400,000	437,967
October 2014	25	18.1	25	18.1	32	23.2	28	20.3	28	20.3	138	427,500	431,111
Year-to-date 2015	318	22.6	317	22.5	238	16.9	214	15.2	319	22.7	1,406	415,000	441,199
Year-to-date 2014	258	17.8	242	16.7	331	22.9	374	25.9	241	16.7	1,446	440,000	434,104

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2015						
Submarket	Oct 2015	Oct 2014	% Change	YTD 2015	YTD 2014	% Change
Winnipeg City	441,617	428,004	3.2	438,604	430,986	1.8
East St. Paul R.M.	--	--	n/a	655,001	671,837	-2.5
Headingley R.M.	--	--	n/a	--	557,959	n/a
MacDonald R.M.	--	--	n/a	439,664	473,061	-7.1
Ritchot R.M.	--	--	n/a	--	387,787	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	234,363	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	410,924	408,910	0.5
Tache R.M.	--	--	n/a	--	374,725	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
First Nations	--	--	n/a	--	--	n/a
Winnipeg CMA	437,967	431,111	1.6	441,199	434,104	1.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
October 2015

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2014	January	529	-6.4	989	1,078	1,475	67.1	262,683	5.6	273,576
	February	643	1.9	982	1,174	1,567	62.7	264,636	-2.2	267,725
	March	868	10.9	961	1,638	1,633	58.8	278,527	2.7	270,410
	April	1,169	-0.8	1,014	2,068	1,697	59.8	278,432	3.0	269,641
	May	1,488	1.8	1,037	2,477	1,710	60.6	287,026	4.6	272,985
	June	1,454	4.3	1,043	2,387	1,741	59.9	280,112	2.2	272,175
	July	1,405	9.2	1,094	2,115	1,874	58.4	268,817	2.3	272,012
	August	1,079	-10.8	1,029	1,929	1,766	58.3	270,246	3.3	275,200
	September	1,117	6.2	1,022	2,151	1,757	58.2	263,859	2.9	272,598
	October	1,050	-6.1	1,002	1,663	1,744	57.5	270,605	-0.5	270,217
	November	771	-4.8	1,047	1,206	1,844	56.8	266,945	2.0	274,190
	December	574	-4.0	927	730	1,807	51.3	271,489	-9.0	272,649
2015	January	554	4.7	1,052	1,366	1,932	54.5	261,612	-0.4	271,727
	February	624	-3.0	986	1,373	1,912	51.6	266,837	0.8	271,386
	March	957	10.3	1,037	2,179	2,088	49.7	281,269	1.0	274,139
	April	1,212	3.7	1,030	2,550	1,974	52.2	292,456	5.0	282,317
	May	1,404	-5.6	1,049	2,484	1,802	58.2	287,587	0.2	274,343
	June	1,447	-0.5	990	2,392	1,715	57.7	281,349	0.4	274,652
	July	1,328	-5.5	1,029	2,141	1,779	57.8	281,684	4.8	282,924
	August	1,197	10.9	1,070	1,989	1,768	60.5	276,397	2.3	280,920
	September	1,086	-2.8	1,019	2,064	1,791	56.9	274,541	4.0	281,799
	October	1,011	-3.7	1,001	1,679	1,819	55.0	271,759	0.4	273,797
	November									
	December									
	Q3 2014	3,601	1.5		6,195			267,708	2.8	
	Q3 2015	3,611	0.3		6,194			277,783	3.8	
	YTD 2014	10,802	1.1		18,680			273,921	2.5	
	YTD 2015	10,820	0.2		20,217			279,462	2.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2015

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	137.2	123.1	410	5.9	68.3	802
	February	595	3.14	5.24	137.4	123.9	410	5.6	68.1	802
	March	581	3.14	4.99	137.5	124.7	409	5.6	67.8	803
	April	570	3.14	4.79	137.8	124.9	409	5.7	67.8	806
	May	570	3.14	4.79	137.9	125.8	408	5.9	67.6	806
	June	570	3.14	4.79	138.2	125.6	409	5.9	67.7	808
	July	570	3.14	4.79	138.2	125.4	409	5.8	67.5	813
	August	570	3.14	4.79	138.2	125.2	411	5.9	67.8	818
	September	570	3.14	4.79	137.7	125.4	411	6.1	67.9	826
	October	570	3.14	4.79	137.9	125.3	413	6.0	68.1	827
	November	570	3.14	4.79	137.9	125.1	415	5.8	68.1	827
	December	570	3.14	4.79	137.9	124.3	415	5.7	68.1	823
2015	January	570	3.14	4.79	138.1	124.2	416	6.1	68.4	824
	February	567	2.89	4.74	138.2	125.0	417	6.2	68.5	825
	March	567	2.89	4.74	138.7	126.5	419	6.3	68.9	828
	April	561	2.89	4.64	138.8	126.3	422	6.1	69.0	832
	May	561	2.89	4.64	138.9	126.6	425	6.1	69.5	835
	June	561	2.89	4.64	139.6	127.0	426	6.1	69.6	838
	July	561	2.89	4.64	139.6	126.8	426	6.0	69.4	841
	August	561	2.89	4.64	139.7	127.6	426	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.0	860
	October	561	2.89	4.64		127.8	428	5.6	69.2	867
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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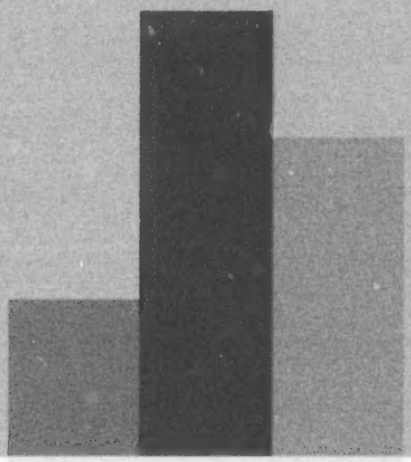

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